



Wednesday 19th June 2024

The meeting of **PLANNING COMMITTEE** will be held in the **KIDDERMINSTER ROOM, WYRE FOREST HOUSE** on **THURSDAY 27TH JUNE 2024** at **6:00PM** when Members are summoned to attend.

Yours Sincerely

Hugh Peacocke
Chief Executive Officer

1. Apologies for absence

To receive any apologies.

2. Declarations of interest

2.1. To receive declarations under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

2.2. Members are reminded that should you declare a pecuniary interest at a meeting, it is your responsibility to inform the Monitoring officer.

3. Public Question Time

In accordance with Standing Order 3(c), to allow members of the public to make representations, ask questions, and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

(Clerks Note: The Council will generally permit up to 15 minutes for public questions, each question being limited to 3 minutes)

4. Minutes (Appendix 1)

To approve the minutes of the Planning Committee held on Tuesday 28th May 2024.

5. Responses to Planning applications

To consider the following schedule of Planning applications and resolve to make comment to the Planning authority.

- 5.1. **23/0867/HOU** Construction of a single storey side extension, replacement of existing porch and bay window with single storey front extension and associated works|1 Jelleyman Close Kidderminster Worcestershire DY11 6AD

- 5.2. **24/0245/HOU**|Proposed single storey extension to the front of the dwelling|63 Usmere Road Kidderminster Worcestershire DY10 2YA
- 5.3. **24/0261/ADV**|Proposed 'Greggs' 3m Totem Pole Sign|Viaduct Service Station 138 Worcester Road Kidderminster Worcestershire DY10 1JR
- 5.4. **24/0300/HOU**|Proposed single storey rear extension|27 Dunnington Avenue Kidderminster Worcestershire DY10 2YS
- 5.5. **24/0310/FUL**|Change of use of premises from higher education academy, restaurant and retail uses (Use Classes D1 and E) to mixed use bar/cafe, soft play cafe, office space, micro-brewery and entertainment venue (mini golf) (Use Classes E, (E(G)(ii)) and sui generis), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works|Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
- 5.6. **24/0311/LBC**|Listed building consent for the change of use of premises from higher education academy, restaurant and retail uses (Use Classes D1 and E) to mixed use bar/cafe, soft play cafe, office space, micro-brewery and entertainment venue (mini golf) (Use Classes E, (E(G)(ii)) and sui generis), together with associated internal refurbishment works, formation of new entrance lobby and landscaping works|Piano Building Weavers Wharf Kidderminster Worcestershire DY10 1AA
- 5.7. **24/0314/FUL**|Amendments to external appearance comprising creation of a plant area, re-inserting a window where previously infilled, infilling a goods door to match existing elevation together with a new personnel door, addition of assorted ventilation grilles.|Ground Floor The Prospect Lion Square Kidderminster Worcestershire DY10 1PD
- 5.8. **24/0316/HOU**|Ground and first storey extension to create enlarged kitchen and bedroom together with new bathroom window|77 Broomfield Road Kidderminster Worcestershire DY11 5PH
- 5.9. **24/0324/HOU**|Single storey rear extension and garage conversion|48 Ray Mercer Way Kidderminster Worcestershire DY10 1NY
- 5.10. **24/0329/HOU**|Single storey rear extension|45 Georgian Way Kidderminster Worcestershire DY10 2AQ
- 5.11. **24/0331/HOU**|Single Storey Rear Extension|43 Georgian Way Kidderminster Worcestershire DY10 2AQ
- 5.12. **24/0367/TPO**|Birch tree adjacent to no.2 Egret Court - remove circa two-thirds of the canopy, with the final crown outline in line with red line shown on image ref: 'Birch Pruning Plan'. So far as is practicably possible, the final pruning points will be taken back to a live lateral bud/shoot, with the aim to achieve a balanced and symmetrical crown.|2 Egret Court Kidderminster Worcestershire DY10 4SS
- 5.13. **24/0385/HOU**|Single storey rear extension and dormer window to rear|83 Hurcott Road Kidderminster Worcestershire DY10 2QT

- 5.14. **24/0393/HOU**|Single storey front extension with pitched roof above, part garage conversion and pitched roof to garage|6 Barnetts Close Kidderminster Worcestershire DY10 3DG
- 5.15. **24/0398/PNC**|Change of use of first and second floors to create 3No. self-contained residential units|16 Vicar Street Kidderminster Worcestershire DY10 1AA
- 5.16. **24/0407/HOU**|Rear extension, rear dormer extension and roof upgrade, chimney removal|7 Lyndhurst Drive Kidderminster Worcestershire DY10 2PT
- 5.17. **24/0410/HOU**|Proposed entrance porch to the front of the dwelling|238 Puxton Drive Kidderminster Worcestershire DY11 5H

KIDDERMINSTER TOWN COUNCIL PLANNING COMMITTEE

**Minutes of the meeting held on Tuesday 28th May at 6pm
in the Kidderminster Room, Wyre Forest House**

Present:

Councillor D. Hine (Chair)
Councillor M. McDonell (Vice Chair)
Councillor J. Beckingham
Councillor D. Chambers
Councillor S. Hollands
Councillor F. Oborski (Substitute for Councillor S. Miah)
Councillor M. Rayner

Chief Executive Officer
HR/Office Assistant

Absent:

Nil

1. APOLOGIES FOR ABSENCE

Councillor S. Miah

2. DECLARATIONS OF INTEREST

Nil

3. TERMS OF REFERENCE

Members noted the terms of reference for the Planning Committee.

4. PUBLIC QUESTION TIME

Nil

5. MINUTES (APPENDIX 1)

RESOLVED: To approve the minutes of the Planning Committee held on Tuesday 25th April 2024.

6. PLANNING APPLICATIONS

Members considered the following planning applications and **RESOLVED** to respond as follows:

1. **24/0233/HOU**| Proposed Single Storey Rear Kitchen Extension|22 Booton Court
Kidderminster Worcestershire DY10 2YZ

SUPPORT

2. **24/0231/TPO**|T1 - Pine situated nearest property adjacent to retaining wall, fell to as near ground level as possible. T2 - Pine adjacent to boundary fence, fell to as near ground level as possible.|40 Cardinal Drive Kidderminster Worcestershire DY10 4RY

NO OBJECTION

**With a recommendation that appropriate specimen replacement trees are
planted**

3. **0035/ACV**| Renewal of ACV|Aggborough Stadium And Adjacent Car Park Hoo Road Kidderminster Worcestershire DY10 1NB

SUPPORT

4. **24/0189/FUL** |Erection of 9no. Dwellings, Refurbishment and Extension of the Existing Dwelling and Demolition of the existing Detached Garage and Outbuildings 154 St Johns Avenue Kidderminster Worcestershire DY11 6AT

OBJECT

Due to:

- Overdevelopment
- Out of character/ keeping with area
- Loss of biodiversity
- Highway issues

The Committee also requests to the LPA that the bin stores be replaced with individual bins, and that the LPA request a report from the Worcestershire Wildlife Trust.

5. **24/0221/FUL**| Erection of 27 single-storey buildings to replace those proposed for demolition under Prior Approval W/23/02047/DEM, together with associated external works, including removal of earth mounds|Part Site Roxel Rocket Motors Worcester Road Kidderminster Worcestershire DY11 7RE

NO OBJECTION

6. **24/0225/HOU**| Erection of an outbuilding (retrospective)|22 Spring Grove Road Kidderminster Worcestershire DY11 7JA

OBJECT

Due to:

- Possibility of outbuilding to be used for residential purposes

The Committee suggests a restriction for usage of the outbuilding to recreational and office use for only the applicant, and no residential use.

7. **24/0242/HOU**| Two storey side extension following demolition of existing garage including first floor extension over existing kitchen extension|7 Rosemary Road Kidderminster Worcestershire DY10 2SW

NO OBJECTION

8. **24/0248/HOU**| Single storey rear extension to replace existing extension|31 Woodfield Crescent Kidderminster Worcestershire DY11 6TX

NO OBJECTION

9. **24/0261/ADV**| Greggs 5m Totem Pole Sign|Atm Viaduct Service Station 138 Worcester Road Kidderminster Worcestershire DY10 1JR

OBJECT

Due to:

- Distraction for motorists

With a suggestion to integrate a sign into the existing sign

10. **24/0265/HOU**| Proposed two storey side extension and provision of annex accommodation at ground floor|13 Birmingham Road Kidderminster Worcestershire DY10 2BX

OBJECT

Due to:

- **The increase in accommodation reduces residential amenity**
 - **Increase in traffic**
- **Supporting documents seem incomplete**

11. **24/0266/HOU**| Demolition of existing conservatory and construction of single storey rear extension|10 Mallow Crescent Kidderminster Worcestershire DY10 1NL

NO OBJECTION

12. **24/0276/HOU**| Single storey rear extension, replace existing flat roof with pitched roof and porch canopy to front|4 Greenhill Avenue Kidderminster Worcestershire DY10 2QU

NO OBJECTION

13. **24/0280/HOU**| Single storey rear extension|29 Turton Street Kidderminster Worcestershire DY10 2TH

NO OBJECTION

14. **24/0288/FUL**| Construction of a link extension|Foley House Unit 4 Foley Grove Foley Business Park Kidderminster Worcestershire DY11 7PT

NO OBJECTION

15. **24/0295/HOU**| Double-storey side extension and single-storey rear extension|6 Lea Bank Avenue Kidderminster Worcestershire DY11 6PD

NO OBJECTION

16. **24/0297/S73**| Amendments to conditions 36 and 8 of 22/0840/FUL|162, 164 And Land Rear 165 Sutton Park Road Kidderminster Worcestershire

NEUTRAL

Committee raised concerns over the trimming of hedge, leading to possible lack of biodiversity as well as affecting the wildlife.

The Committee proposed that the conversion of the two shared ownership units be transferred to First Homes.

Meeting closed at
7.28pm